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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** **315 DEADERICK STREET, SUITE 1100** **P. O. BOX 198888** **NASHVILLE, TENNESSEE 37219-8888** **(615) 244-4994**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $948,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2004. Notary Public My Commission Expires: My Commission Expires SEPT. 25, 2004

Address New Owner As Follows:
Peter John Weien and
Katherine Murrell Weien
4406 Herbert Place
Nashville, TN 37215

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
130-14-36

Davidson County DEEDWARR
Recvd: 08/06/04 15:45 3pgs
Fees:18.00 Taxes:3507.60
20040806-0095368

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY HUNTER COLTHARP, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PETER JOHN WEIEN AND WIFE, KATHERINE MURRELL WEIEN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block 3, Section 10, on the Plan of Belle Meade Subdivision of part of Block D, Belle Meade Subdivision No. 2, as of record in Book 3300, pages 41 and 42, as amended in Book 3806, page 253, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Herbert Place at the corner of Lots Nos. 17 and 18; thence with the line between said lots, northerly 301.5 feet to the corner of Lots 16 and 17; thence with the line between said two lots, westerly 250 feet to the easterly margin of Georgia Place; thence with the same, southerly 220 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 39.3 feet to the northerly margin of Herbert Place; thence with the margin of same, easterly 245 feet to the beginning.

Being the same property conveyed to William H. Coltharp and wife, Mary Hunter Coltharp by deed from Richard B. Penuel and wife, Lee S. Penuel, of record in Book 8116, page 913, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Mary Hunter Coltharp by deed from William H. Coltharp, of record as Instrument No. 20010104-0001491, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 City of Belle Meade and Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 3300, pages 41 and 42, as amended in Book 3806, page 253, Register's Office for Davidson County, Tennessee.

This is improved property known as 4406 Herbert Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2nd day of August, 2004.

Mary Hunter Coltharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY HUNTER COLTHARP**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of August, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Belle Meade Block 3-Section 10 as of record in Plat Book 330, pages 41 and 42, amended in Book 3806, page 253, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Coltharp and wife, Mary Hunter Coltharp by deed dated May 25, 1990 from Richard B. Penuel and wife, Lee S. Penuel of record in Book 8116, page 913, Register's Office for Davidson County, Tennessee. William H. Coltharp and Mary Hunter Coltharp have since been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 98D-2009, dated December 12, 2000. William H. Coltharp has conveyed his interest in said property to Mary Hunter Coltharp by quitclaim deed of record in Instrument No. 20010104-0001491, Register's Office for Davidson County, Tennessee.

07/28/2004 12:40 FIRST TITLE AND ESCROW → 2566339 NO.245 D008